

<b>To:</b> Licensing Unit	<b>From:</b> Wesley McArthur <a href="mailto:wesley.mcarthur@southwark.gov.uk">wesley.mcarthur@southwark.gov.uk</a> 020 7525 5779 (on behalf of the Licensing Unit in its role as a responsible authority)	<b>Date:</b> 31 July 2023
<b>Subject:</b>	Representation	
<b>Act:</b>	The Licensing Act 2003 (the Act)	
<b>Premises:</b>	Two Bridges, 186 Tooley Street, London, SE1 2TZ	
<b>Ref':</b>	<b>880613</b>	

We support the application for the review of the premises licence, submitted by an 'other person' (that being a local resident) under The Licensing Act 2003 (the Act), in respect of the premises known as Two Bridges, 186 Tooley Street, London, SE1 2TZ.

### **1. The application**

The application has been submitted in respect of the prevention of public nuisance licensing objective and states the following grounds for the review (verbatim):

*I have had to ring the noise nuisance team 3 times in the last 2 weeks because of the amount of noise coming from the pub. They have live music and some times DJs playing on the first floor of the pub of which they open all the windows up so the noise travels. Sometimes the music is going on till after midnight. They have huge crowds of the patrons who go to the pub till after midnight and sometimes people still outside till 2am in the morning as they have a late licence on certain days. The benches outside the pub I believe need to be stacked or put away after the pub closes. I previously went downstairs to speak with the landlord about the noise after I got back to my flat the noise level went up."*

### **2. The extant premises licence**

The premises licence (number 871270) issued in respect of the premises allows for the following –

#### **Live music & recorded music:**

**Monday – Saturday: 10:00 – 00:00**  
**Sunday: 12:00 – 00:00**

#### **Late night refreshment:**

**Monday – Saturday: 23:00 – 01:00**  
**Sunday: 23:00 – 00:30**

### **The sale by retail of alcohol to be consumed on & off the premises:**

**Monday – Saturday:** 10:00 – 01:00  
**Sunday:** 12:00 – 00:30

### **Opening hours:**

**Monday – Saturday:** 08:00 – 01:30  
**Sunday:** 08:00 – 01:00

A copy of the premises licence number 871270 is attached to this representation as appendix 1.

### **2. The Locale**

The premises are located towards the east of Tooley Street, which is a busy thoroughfare very close to London Bridge Train Station and the More London office / commercial district. There are a variety of other licensed premises on Tooley Street. The pub is located to the north of a residential housing estate (St. Olave's Estate) and in between two residential blocks (Devon Mansions and the northerly blocks of St Olave's Estate). Photographs showing the premises and its immediate surroundings (including residential dwellings adjacent to, and in close proximity to, the premises) are attached as appendix 2. A map of the local area is attached as appendix 3. The map shows the proximity of high-density residential blocks / housing estates in the locale.

### **3. This council's Statement of Licensing Policy**

According to section 7 of this council's statement of licensing policy 2021 – 2026 (the SoLP), the premises fall within the London Bridge District Town Centre.

A copy of the SoLP is available via:

<https://www.southwark.gov.uk/assets/attach/7473/Statement-of-Licensing-Policy-2021-2026-final.pdf>

The following closing times are recommended in our SoLP in respect of various types of licensed premises located in the London Bridge District Town Centre as follows –

#### **Restaurants and cafes –**

Sunday – Thursday: 00:00  
Friday – Saturday: 01:00

#### **Public houses, wine bars, or other drinking establishments and bars in other types of premises –**

Sunday – Thursday: 23:00  
Friday – Saturday: 00:00

#### **4. Our comments in support of the review application**

Our comments relate to the promotion of the prevention of public nuisance licensing objective.

The Licensing Unit has received two complaints of noise nuisance regarding the premises. The complaints were made on 27 and 29 June 2023 and were both made by the review applicant. The complaints were the similar to those outlined in the review application itself.

It should be noted that the premises are very close to this council's offices on Tooley Street and, although not as part of any investigation into the premises or response to a complaint about the premises, we have seen the premises' customers congregating outside of the premises and blocking the entire pavement immediately outside of the premises on Tooley Street and on Druid Street.

Our position is that, although we have only received two complaints regarding the premises, the existing licence conditions do not sufficiently address the prevention of public nuisance licensing objective and that further conditions are required to address this objective.

We recommend that the licensing sub-committee considers the inclusion of additional licence conditions as set out below.

#### **Proposed additional licence conditions –**

- That all relevant staff shall be trained in their responsibilities under the Licensing Act 2003, the promotion of the licensing objectives and the terms and conditions of this licence. Records pertaining to such training ('the staff training logs') shall be kept at the premises, shall be updated every 6 months and shall be made immediately available to responsible authority officers on request. The training logs shall include the trainee's name (in block capitals), the trainer's name (in block capitals) and the date(s) of training and a declaration that the training has been received and understood by the trainee. If the staff training logs are a paper hardcopy then the signature of the trainee, the signature of the trainer shall be included.
- That clearly legible signage shall be prominently displayed where it can easily be seen and read by customers, at all exits from the premises and in any external areas, requesting to the effect that customers leave the premises and locale in a quiet and orderly manner with respect to local residents. Such signage shall be kept free from obstructions at all times.
- That a dispersal policy to assist with patrons leaving the premises in an orderly and safe manner shall be devised and maintained regarding the premises. A copy of the dispersal policy shall be accessible at the premises at all times that the

premises are in operation. The policy should include (but not necessarily be limited to) the following:

- a) Details as to how customer / staff egress at the premises shall be managed to minimise causing nuisance.
- b) Details of public transport in the vicinity and how customers will be advised in respect of it.
- c) Details of the management of taxis to and from the premises.
- d) Details of the management of any 'winding down' period at the premises.
- e) Details of the use of security and stewarding in respect of managing customer dispersal from the premises.
- f) Details of any cloakroom facility at the premises and how it is managed.
- g) Details of road safety in respect of customers leaving the premises.
- h) Details of the management of ejections from the premises.
- i) Details of how refuse / waste in the local vicinity arising through the operation of the premises will be cleared up (e.g. flyer clean up, post event clean up).

All relevant staff employed at the premises shall be trained in the latest version of the dispersal policy. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises. The dispersal policy shall be made immediately available to responsible authority officers on request.

- That clearly legible signage stating a dedicated contact telephone number for the premises shall be prominently displayed where it can easily be seen read by passers-by. The signage shall state to the effect that the phone number shown can be used to contact the premises in respect of any complaints regarding the operation of the premises. Such signage shall be kept free from obstructions at all times. The telephone in respect of this number, if a mobile phone, must be on the duty manager's person at all times.
- That the premises' management shall regularly monitor any external areas of the premises and the immediate frontage of the premises and take all necessary steps to ensure that noise from patrons, or the premises' operation, does not cause disturbance or nuisance of any kind. A log of such monitoring including the printed name of the person who undertook the monitoring, the date & time of the monitoring and any observations or actions taken subsequent to the monitoring shall be kept at the premises and be made immediately available to responsible authority officers on request.
- That a sound limiting device (or similar equipment) shall be installed at the premises, be maintained in full working order and be in use at all times that the premises are in operation under this licence. All amplification equipment, entertainment devices and amplified instruments shall be routed through the sound

limiting device (or similar equipment) which shall be calibrated so that the level of amplified sound at the premises does not cause a statutory or public nuisance. Particular regard must be given to the attenuation of bass frequencies. Only management staff shall have access to the sound limiting device (or similar equipment) and shall be able to demonstrate that it is in use at the immediate request of responsible authority officers.

- That only management staff shall have access to any amplification equipment at the premises, and only management staff shall be permitted to change any control settings on said equipment.
- That any external areas of the premises will be closed to customers between 22:30 hours and 08:00 hours the following day except for up to a maximum of 10 people at any one time using the external areas after 22:00 hours to smoke only. All outdoor furniture must be rendered unusable by 22:45 hours each day.
- That staff at the premises will be trained to interact with customers congregating outside of the premises to ensure that those customers do not block the roads or pavements in the immediate vicinity of the premises. Details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises and shall be made immediately available to responsible authority officers on request.
- That any litter caused by the operation of the premises shall be cleared away from the immediate vicinity of the premises periodically throughout operating hours, and at the end of trade, on each day that the premises are in operation.
- That glassware and broken or waste glass / earthenware shall be cleared away from any external area being used by customers as soon as possible on a continuous basis whilst the premises are in use. Staff shall be trained in this condition and the details of such training, including the printed name(s) of the trainee(s) and the date(s) that the training was given, shall be recorded in the staff training logs at the premises.

Yours sincerely,

**Wesley McArthur**  
Principal Enforcement Officer

# Licensing Act 2003 Premises Licence



Regulatory Services  
Licensing Unit  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX

**Premises licence number**

871270

**Part 1 - Premises details**

<b>Postal address of premises, or if none, ordnance survey map reference or description</b>	
Two Bridges The Bridge Lounge 186 Tooley Street	
Ordnance survey map reference (if applicable) 533395180001	
<b>Post town:</b> London	<b>Post code:</b> SE1 2TZ
<b>Telephone number</b>	

<b>Licensable activities authorised by the licence</b>
Live Music - Indoors Recorded Music - Indoors Late Night Refreshment - Indoors Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

<b>The opening hours of the premises.</b> For any non standard timings see <b>Annex 2</b>
Monday 08:00 - 01:30 Tuesday 08:00 - 01:30 Wednesday 08:00 - 01:30 Thursday 08:00 - 01:30 Friday 08:00 - 01:30 Saturday 08:00 - 01:30 Sunday 08:00 - 01:00

<b>Where the licence authorises supplies of alcohol whether these are on and/ or off supplies</b>
Sale by retail of alcohol to be consumed on premises Sale by retail of alcohol to be consumed off premises

<b>The times the licence authorises the carrying out of licensable activities</b> For any non standard timings see Annex 2 of the full premises licence
<b>Live Music - Indoors</b>
Monday 10:00 - 00:00 Tuesday 10:00 - 00:00 Wednesday 10:00 - 00:00 Thursday 10:00 - 00:00 Friday 10:00 - 00:00 Saturday 10:00 - 00:00 Sunday 12:00 - 00:00

**Recorded Music - Indoors**

Monday	10:00 - 00:00
Tuesday	10:00 - 00:00
Wednesday	10:00 - 00:00
Thursday	10:00 - 00:00
Friday	10:00 - 00:00
Saturday	10:00 - 00:00
Sunday	12:00 - 00:00

**Late Night Refreshment - Indoors**

Monday	23:00 - 01:00
Tuesday	23:00 - 01:00
Wednesday	23:00 - 01:00
Thursday	23:00 - 01:00
Friday	23:00 - 01:00
Saturday	23:00 - 01:00
Sunday	23:00 - 00:30

**Sale by retail of alcohol to be consumed on premises**

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

**Sale by retail of alcohol to be consumed off premises**

Monday	10:00 - 01:00
Tuesday	10:00 - 01:00
Wednesday	10:00 - 01:00
Thursday	10:00 - 01:00
Friday	10:00 - 01:00
Saturday	10:00 - 01:00
Sunday	12:00 - 00:30

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Star Pubs & Bars Limited  
3-4 Broadway Park  
South Gyle Broadway  
Edinburgh  
EH12 9JZ

**Registered number of holder, for example company number, charity number (where applicable)**

SC250925

**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Joseph Andrew Marcuccio

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

Licence No.:

Authority:

Licence Issue date: 09/12/2019

Head of Regulatory Services  
Hub 1, 3rd Floor  
PO Box 64529  
London, SE1P 5LX  
020 7525 5748  
[licensing@southwark.gov.uk](mailto:licensing@southwark.gov.uk)

## **Annex 1 - Mandatory conditions**

**100** No supply of alcohol may be made under the Premises Licence -

- (a). At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
- (b). At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.

**101** Every supply of alcohol under the Premises Licence must be made, or authorised by, a person who holds a Personal Licence.

**485** (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises -

(a) games or other activities which require or encourage, or are designed to require, encourage, individuals to -

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional poster or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; and

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

**487** The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

**488** (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either

(a) a holographic mark; or

(b) an ultraviolet feature.

**489** The responsible person shall ensure that -

(a) Where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -

(i) Beer or cider: 1/2 pint;

(ii) Gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) Still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available,

**491** 1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purpose of the condition set out in paragraph (1):

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula  $P = D + (D \times V)$ , where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence;

(ii) the designated premises supervisor (if any) in respect of such a licence; or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(iv) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(v) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;

(2) the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## **Annex 2 - Conditions consistent with the operating Schedule**

**110** No statutory regulations for music and dancing shall apply so as to require any licence for the provision in the premises of public entertainment by the reproduction of wireless (including television) broadcasts or of programmes included in any programme service (within the meaning of the Broadcasting Act 1990) other than a sound or television broadcasting service, or of public entertainment by way of music and singing only which is produced solely by the reproduction of recorded sound is permitted.

**111** This licence provides for the provision of private music and dancing entertainment that is promoted for private gain;

**112** This licence allows for the premises to be open for non standard timings - to 0230 hours - as stated on the following days:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

**113** This licence allows for the premises for the sale or supply of Alcohol for non standard timings - to 0200 - as stated below on the following days with half an hour drinking up time:

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

**114** This licence allows for the premises for the licensable activities and for non standard timings - to 0200 hours - as stated below on the following days:

Provision of regulated entertainment - Live Music and Recorded Music; and

Provision of Entertainment Facilities - Making Music

Easter Saturday

Sunday before Early May Bank Holiday Monday

Sunday before Late May Bank Holiday Monday

Friday before August Bank Holiday Monday

Saturday of August Bank Holiday Monday

Sunday of August Bank Holiday Monday

Christmas Eve

Boxing Day

Australia Day - 26 January

Waitangi Day - 6 February

St Patrick's Day - 17 March

Anzac Day - 25 April

Freedom Day - 27 April

Queen's Official Birthday - 9 June

**337** On no more than 12 occasions per calendar year and following 10 working days notice to the Police and the Council the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police, the Police having final veto to any such application.

**109** Alcohol shall not be sold or supplied except during permitted hours as stated elsewhere on this licence and: On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

**340** That the extent of the provision of live and recorded music permitted by this licence is limited to that permitted by condition 2001 or by up to two live performers

**Annex 3 - Conditions attached after a hearing by the licensing authority**

**Annex 4 - Plans - Attached**

Licence No. 871270

Plan No. 689-L1W

Plan Date May 2019

## Appendix 2

View of the premises looking south over Tooley Street showing the northern blocks of St Olave's Estate to the left and Devon Mansions to the right.



View looking west along Tooley Street towards London Bridge Train Station and The Shard.



View looking south down Druid Street showing the proximity of the premises to Devon Mansions.



View looking south down Druid Street showing residential premises to the immediate rear of the premises.



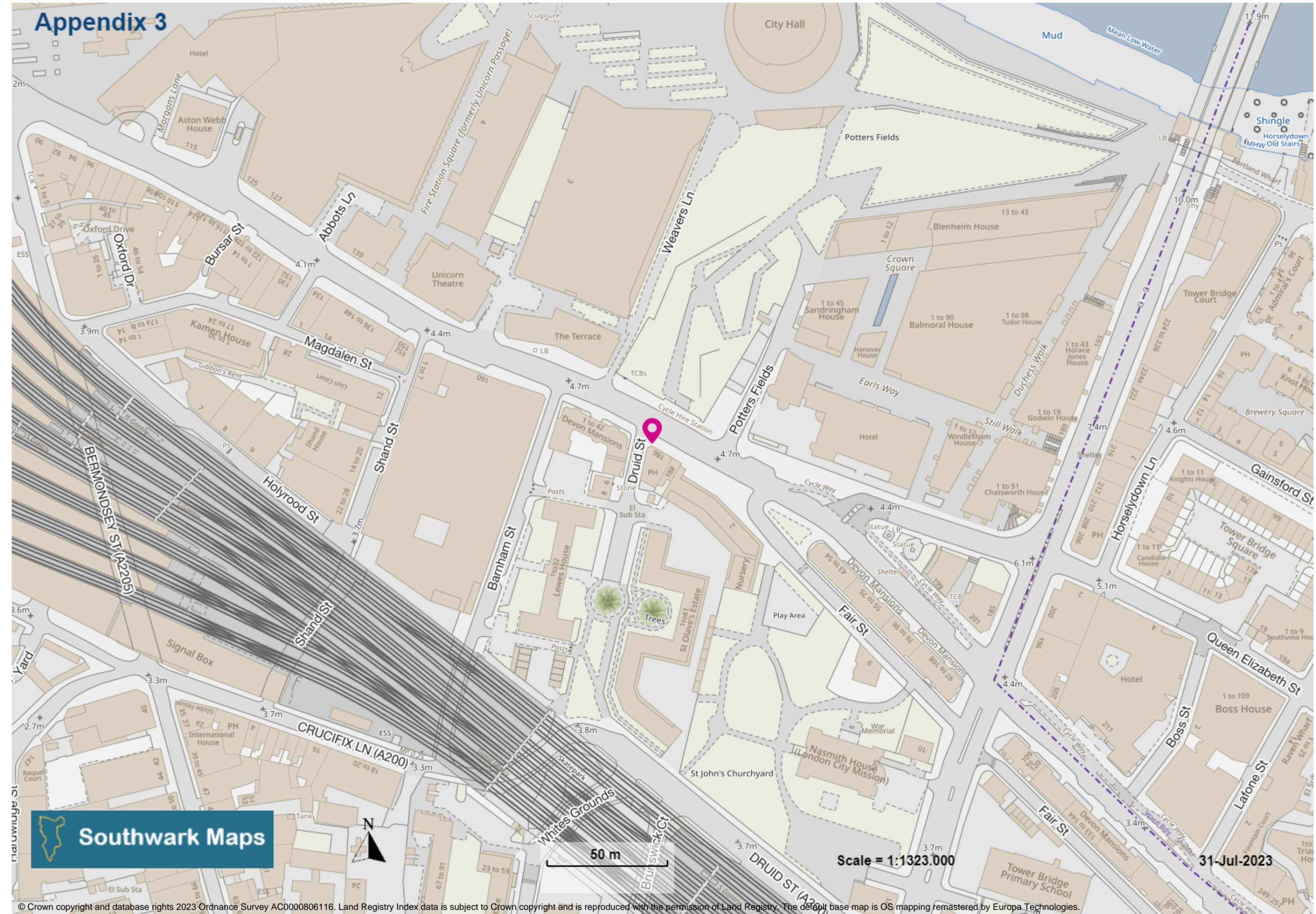
View looking north on Druid Street showing the rear of the premises and residential dwellings on St Olave's Estate immediately adjacent to the premises (on the right side of the photograph).



View looking east along Tooley Street.



# Appendix 3



50 m

Scale = 1:1323,000

31-Jul-2023